

Subject: Re: Broadway Streetscape Dress Rehearsal Maintenance Agreement
From: Blair Besten <blair@historiccore.bid>
Date: 09/26/2016 08:32 PM
To: Suzanne Holley <SHolley@downtownla.com>
CC: Rena Leddy <rena@fashiondistrict.org>

Thanks for your comments they are great. I concurred but haven't taken time to respond yet. Let's bring up in the meeting?

Sent from my iPhone

On Sep 26, 2016, at 4:39 PM, Suzanne Holley <SHolley@downtownla.com> wrote:

Have you had time to take a look at the comments below? I really donât think there is anything of concern here. Since I havenât responded yet, Iâm going to go ahead and do so - responding to Blairâs email about meeting, noting the typos below.

Thanks.

Suzanne

From: Suzanne Holley
Sent: Wednesday, September 21, 2016 7:14 PM
To: Blair Besten (blair@historiccore.bid); Rena Leddy
Subject: FW: Broadway Streetscape Dress Rehearsal Maintenance Agreement

Good evening ladies. I wanted to review an actual redline before responding. I generated the attached and have provided for your reference.

Bottom line â I think this addresses our requests of 9/25/15 as noted below.

- Street Kits â clarify in the contract if the application methodology through the city (noted in Lanâs 3/17/15 email attached) is to replace what is currently included (that would be the preference)
- Events â it was discussed at our 7/24 walkthrough that it should be clarified that the BIDs would not be responsible for any damage due to events
- New palette â the contract should reflect the specifications below rather than what is currently included
- Deficiencies â Will these be addressed with an âas-isâ letter per Kentâs request in the attached email dated 5/27/15?
- Labor Costs â the BIDs are to provide updated costs; for the DCBID I still do not have confirmation of how the city minimum wage increase will impact us (Chrysalis may elect not to take the exemption) â how should this be addressed in the contract?

I did note the following from reviewing the redline (these comments are also included in the âwith commentsâ document attached). I really only think the typos essentially noted in items 1 and 5 below need to be addressed but please let me know if you have issues with anything else noted. Otherwise I

have new pricing and am good to go.

- 1) III.A.1.a â frequencyâ should be â frequentlyâ
- 2) III.A.1.e. âMonthly power washingâ - They did not highlight this. They put in incorrectly and redundantly in section IV where it should be removed.
- 3) III.A.4.a. FYI âThey did not highlight this but they added having us direct interested event organizers to âapplicable City permitting requirementsâ. I would object to this except that they put âand/orâ at the end which still gives us the option to simply direct folks to the City which I am fine with.
- 4) III.B.2. They did not highlight this but they added the option to remove the improvements rather than be required to maintain them. I am neutral on this â just an FYI.
- 5) IV â The reference to power washing should be deleted. This is in the wrong section (under City Responsibilities) and was already added as item III.A.1.e under Corporation Services.
- 6) V.K. They did not highlight this but they changed payments from 15 days to 30 days. I am ok with this.

Please note that I will be out of town the next two Fridays 9/23 and 9/30 but am available most of next week except Mon until 10, Tues 10-11 and Wed 10-12.

Thank you both!

Suzanne

Suzanne Holley

SVP & Chief Operating Officer

[<image001.png>](#)

Downtown Center Business Improvement District

626 Wilshire Blvd., Suite 200 | Los Angeles, CA 90017

Call: 213-416-7538 | Fax: 213-624-0858

Web: DowntownLA.com

[<image002.jpg>](#) [<image003.jpg>](#) [<image004.jpg>](#)

From: Blair Besten [<mailto:blair@historiccore.bid>]

Sent: Wednesday, September 21, 2016 4:04 PM

To: Pauline Chan; Valerie Watson; Julie Amaya

Cc: Suzanne Holley; Jessica Wethington Mclean; Rena@fashiondistrict.org

Subject: Re: Broadway Streetscape Dress Rehearsal Maintenance Agreement

So should we set another meeting to sign and iron out any last details?

And the HCBID already sent the new numbers and clarified the last question

so we should be okay on our end. Next week I can do 3pm on Tuesday the 27th or 10a-12p on Wednesday or anytime really on Friday 10/30.

Thanks



Blair Besten

Executive Director

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On Wed, Sep 21, 2016 at 3:12 PM, Rena Leddy <rena@fashiondistrict.org> wrote:
Attached is the Fashion District Contract with minor changes.

From: Pauline Chan [mailto:pauline.chan@lacity.org]

Sent: Tuesday, September 13, 2016 3:29 PM

To: Suzanne Holley <SHolley@downtownla.com>

Cc: Blair Besten (blair@historiccore.bid) <blair@historiccore.bid>; Rena Leddy <rena@fashiondistrict.org>; Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org>; Valerie Watson <valerie.watson@lacity.org>; Julie Amaya <julie.amaya@lacity.org>

Subject: Re: Broadway Streetscape Dress Rehearsal Maintenance Agreement

Suzanne,

The redline should point out close to 100% of the changes, if it isn't 100%. For comparison with the current draft, I've attached the previous draft, with the affected wording highlighted in green. I hope this helps.

Thank you for the news regarding the transition to Rena!

Pauline

On Tue, Sep 13, 2016 at 2:47 PM, Suzanne Holley <SHolley@downtownla.com> wrote:

Thanks Pauline. I see that you indicated that ânotable changesâ are highlighted. Is this a complete redline of the contract?

Please note that I've replaced Kent Smith with Rena Leddy, the current Fashion District Executive Director, as a cc on this email.

Thank you.

Suzanne

Suzanne Holley

SVP & Chief Operating Officer

Downtown Center Business Improvement District

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From: Pauline Chan [mailto:pauline.chan@lacity.org]

Sent: Tuesday, September 13, 2016 9:52 AM

To: Kent Smith; blair@historicbid.com; Suzanne Holley

Cc: Jessica Wethington Mclean; Valerie Watson; Julie Amaya

Subject: Broadway Streetscape Dress Rehearsal Maintenance Agreement

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Dear Kent, Blair, and Suzanne:

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Finally, I am transmitting for your consideration the agreement, with the notable changes in highlighted in yellow. I am so sorry for the delay as I was out of the office for a couple of weeks in August.

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As you can see, much of the changes are minor and related to nomenclature or exhibit references, including:

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1. Page 7, under "Furniture Kit Acquisition, Deployment, Cleaning and Maintenance":

The wording clarifies the conditions for *new/additional* furniture that the BIDs and businesses may elect to purchase and maintain, above and beyond the existing furniture kits that LADOT deployed which LADOT has agreed to continue to manage. This is consistent with previous field and office discussions.

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2. Page 12, Section IV - City Responsibilities:

The wording was changed as follows: "Plaza" was replaced with "Dress Rehearsal." "Corporation: shall provide regular powerwashing and spotcleaning of surface" was added.

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3. Page 15, Section VII - List of Exhibits (New)

The list of exhibits was missing from the previous version. The list includes the Standard Provisions for City Contracts, which are part of normal business practice for contracts in the City, as mentioned at our

meeting.

Please let us know if you have any additional comments. Thank you for your patience.

Pauline

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Pauline Chan

Senior Transportation Engineer


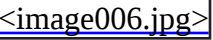
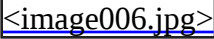

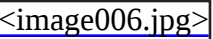
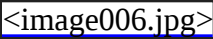

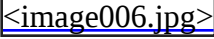
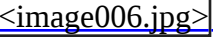
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